

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Open Space use zone to Residential use zone in New Sy.Nos.28 (Part), 29, 30(Part), 31(Part), 27 (Part), and 32 (Part) (as per the notified Master Plan) old Sy.Nos. and Sy.Nos.25 (Part), 34 /1 (Part), 34/2, 33/2 (Part), 33/1 (Part) and 32 (Part) (as per location sketch issued by the Deputy Collector & Tahsildar it is new Sy.Nos.) of Tattikhana Village, Hayathnagar Mandal, Ranga Reddy District to an extent of about Acres 130.00 – Draft variation – Revised Notification – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.148

Dated:03.04.2013.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.0538/MP1/Plg/HMDA/2010, dated 24.05.2010 and 23.07.2010.
2. Government Memo No.10422/11/2011-1, MA&UD Department, dated 21.10.2010.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.538/MP1/Plg/HMDA/2010, dated 26.03.2012 and 19.07.2012.
4. Government Memo No.10422/11/2011-2, MA&UD Department, dated 26.07.2012.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.538/MP1/Plg/HMDA/2010, dated 26.02.2013.

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ORDER:

Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his reports 1st read above has reported that the HUDA has approved two (2) farm house layouts bearing file No.6946/MP2/H/1996 of 75 acres and 2471/MP2/H/1997, dt:04.08.1997 of 54.90 acres. The individuals purchased these farm house layouts and applied for LRS to HMDA. The site is presently covered by master plan of Hayath nagar zone for non municipal area in the said plan the layout under reference is earmarked for open space use zone and the total extent of the layout is 130.00 acres. At present the land is vacant and surrounded by residential developments. Now the Vanasthali Hills Plots Owners Association in their representation dt:10.12.2009 applied for regularization of their plots under LRS scheme. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has therefore recommended the proposal to the Government for change of land use to residential use to enable to regularize the layout and individual plots under LRS scheme subject to certain condition that the individual applicants shall pay the change of land used charges / processing charges.

2. Government after careful examination of the proposals submitted by Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, agreed the proposals for change of land use from open spaced use zone to residential use zone and accordingly issued draft variation and also issued revised draft variation duly indicating the revised Survey Numbers vide Government memo's 2nd & 4th read above as per locations stretch issued by Dy Collector and Tahsildar and called for the objections and suggestions if any from the general public and also publish the same in the daily news papers by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his letter 5th read above has reported that no objections and suggestions are received so far in the matter and requested the Government to issue orders in the matter.

3. The revised draft variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone for non – Municipal area of erstwhile Hyderabad Urban Development Authority area, issued in Government Memo 4th read above, was published in the Extraordinary issue of Andhra Pradesh Gazette No.437, Part-1, dated 02.08.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicants have paid an amount of Rs.11,27,263/- (Rupees eleven lakhs twenty seven thousand two hundred and sixty three only) towards development charges. Hence, the draft variation is confirmed.

4. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **08.04.2013.**

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5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone for non – Municipal area of erstwhile HUDA area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.437, Part-I, dated 02.08.2012 as required by sub-section (3) of the said section.

VARIATION

The site in New Sy.Nos.28 (Part), 29, 30(Part), 31(Part), 27 (Part), and 32 (Part) (as per the notified Master Plan) old Sy.Nos. and Sy.Nos.25 (Part), 34 /1 (Part), 34/2, 33/2 (Part), 33/1 (Part) and 32 (Part) (as per location sketch issued by the Deputy Collector & Tahsildar it is new Sy.Nos.) of Tattikhana Village, Hayathnagar Mandal, Ranga Reddy District to an extent of about Acres 130.00 which is presently earmarked for Open Space use zone in the notified Master Plan of Hayathnagar zone for non-Municipal area of erstwhile HUDA area is designated as Residential use zone, subject to the following conditions:

1. the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall verify the ownership aspect for the entire layout area before regulation of plots under LRS.
2. the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall verify the ULC aspect in the matter as per rules before regulation of plots under LRS.
3. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
4. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
9. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

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10. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
11. that the change of land use shall not be used as the proof of any title of the land.
12. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. that the individual applicants shall pay the Change of Land Use charges from open space zone to Residential use zone / Processing charges.
15. that the applicants shall take necessary clearance from Lands section in ownership aspects and U.L.C. clearance.
16. the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall collect the pro-rata land use conversion charges (development charges) for change of land use for the entire layout area from the all plot owners while regularizing their plots under LRS.
17. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH:** Old Survey No.34/1 (Part) and 25 Part) or New Survey No.28 (Part) and 32 (Part) of Tattikhana Village, Hayathnagar Mandal.
- SOUTH:** Proposed 30.00 Meters road as per Master Plan after that Sy.No.73/ 1 of Thattiannaram Village.
- EAST :** Old Survey No.25 (Part), 32/2 (Part), 33/1 (Part) and 32 or New Survey Nos.32 (Part), 31 (Part) and 27 (Part) of Thattikhana Village.
- WEST :** Old Survey No.25 (Part) or New Survey No.32 (Part) of Thattikhana Village.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER